

**ARTICLE 6 - (RURAL 5) RURAL ZONING DISTRICT**  
**FIVE (5) ACRES PER DWELLING UNIT**  
(Amended 3/11/02 via BOS Resolution 16-02)

**Section 601 - Purpose.**

The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban agricultural land use conflicts. The purpose of requiring large minimum parcels of not less than five (5) acres in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not be made currently available. Uses permitted in this zoning district include both farm and non-farm residential uses, farms, and recreational and institutional uses.

**Section 602 - Use Regulations.**

The use regulations are the same as those of the "Rural-20" zoning district.

**Section 603 - Sign Regulations.**

The sign regulations are as provided in Article 23 hereof.

**Section 604 - Height Regulations.**

The height of buildings shall not exceed either thirty (30) feet or two (2) stories and a basement, as defined in Sections 3002.13 and 3002.83.

**Section 605 - Yard Regulations.**

1. Front Yard:
  - a. There shall be a front yard having a depth of not less than twenty (20) feet.
  - b. For through lots, a front yard shall be provided along both front lot lines.
  - c. Yards along each street side of corner lots shall conform with regulations applicable to front yards.
2. Side Yard: There shall be a side yard on each side of a building having a width of not less than thirty (30) feet.
3. Rear Yard: There shall be a rear yard having a depth of not less than twenty (20) feet.

**Section 606 - Intensity of Use Regulations.**

The intensity of use regulations as are follows:

1. Lot Area per Dwelling Unit: Each lot shall have a minimum lot area of five (5) acres.
2. Lot Width: Each lot shall have a minimum width of two hundred fifty (250) feet.
3. Lot Area per Dwelling Unit: The minimum lot area per dwelling unit shall be five (5) acres.
4. Lot Coverage: The maximum lot coverage shall be ten percent (10%) of the lot area.
5. Distance between Buildings: The minimum distance between buildings on the same lot shall be fifteen (15) feet.

**Section 607 - Parking Regulations.**

The parking regulations are as provided in Section 2510 hereof.